



ZONING COMMISSION AGENDA

**Wednesday, October 11, 2017
Work Session 11:30 AM
City Council Conference Room 290
Public Hearing 1:00 PM
Council Chamber
2nd Floor – City Hall
200 Texas St.
Fort Worth, Texas 76102**

COMMISSION MEMBERS:

Melissa McDougall, Chair, CD 5
Will Northern, Vice Chair, CD 1
Jennifer Trevino, CD 2,
John Cockrell, Sr., CD 3
Jesse Gober, CD 4

Sandra Runnels, CD 6
John Aughinbaugh, CD 7
Wanda Conlin, CD 8
Kevin Buchanan, CD 9

I. WORK SESSION / LUNCH 11:30 AM City Council Conference Room 290

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| A. Swearing in of New Commissioner Kevin Buchanan | |
| B. Briefing: Previous Zoning Actions by City Council | Staff |
| C. Review: Today's Cases | Staff |
| D. Briefing: Historic Preservation Ordinance update | Staff |

II. PUBLIC HEARING 1:00 PM Council Chamber

CASES HEARD AT THIS PUBLIC HEARING ARE TO BE HEARD AT THE CITY COUNCIL MEETING ON TUESDAY, NOVEMBER 7, 2017 AT 7:00 P.M. UNLESS OTHERWISE STATED.

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|---|-------|
| A. Call to Order | |
| B. Recognition of outgoing Commissioner Leah Dunn | Chair |
| C. Approval of September 13, 2017 Meeting Minutes | Chair |

To view the docket: <http://fortworthtexas.gov/zoning/cases/>

C. CONTINUED CASES

1. ZC-17-108 NATHAN BONTKE 1231 E. Harmon Rd 13.93 ac. CD 7

- a. Applicant/Agent: Dunaway Assoc, Barry Hudson
b. Request: *From:* "F" General Commercial *To:* "D" High Density Multifamily

THIS CASE HAS BEEN WITHDRAWN. NO PUBLIC HEARING WILL BE HELD.

2. ZC-17-137 MACEDONIA MISSIONARY CHURCH 2740 and 2744 South Freeway/IH 35 0.77 ac. CD 9

- a. Applicant/Agent: Felipe Quintanilla
- b. Request: *From:* "E" Neighborhood Commercial *To:* "I" Light Industrial

3. ZC-17-149 RONALD AND LINDA O'DONNELL 3207 & 3211 House Anderson 0.85 ac. CD 5

- a. Applicant/Agent: Ronald and Linda O'Donnell
- b. Request: *From:* "AG" Agricultural *To:* PD/I Planned Development for all uses in "I" Light Industrial with outside truck storage without a primary use; site plan included

D. NEW CASES

4. ZC-17-148 KRISTOPHER KEOKANYA 13229 Se-Ha-Payak 0.51 ac. CD 7

- a. Applicant/Agent: Maria Bellomo
- b. Request: *From:* "A-10" One Family *To:* "MH" Mobile Home

5. ZC-17-158 FORT GROWTH PARTNERS 200 Sunset Lane and 201 Athenia Dr. 0.36 ac. CD 7

- a. Applicant/Agent: Shana Crawford
- b. Request: *From:* "B" Two-Family *To:* "UR" Urban Residential
- c. This case will be heard by the City Council on October 17, 2017.

6. ZC-17-159 FORT GROWTH PARTNERS 320 Athenia Dr. 0.42 ac. CD 7

- a. Applicant/Agent: Shana Crawford
- b. Request: *From:* "B" Two-Family *To:* "UR" Urban Residential
- c. This case will be heard by the City Council on October 17, 2017.

7. ZC-17-160 FORT GROWTH PARTNERS 304-316 (evens) Sunset Lane 0.70 ac. CD 7

- a. Applicant/Agent: Shana Crawford
- b. Request: *From:* "B" Two-Family *To:* "UR" Urban Residential
- c. This case will be heard by the City Council on October 17, 2017.

8. ZC-17-161 NORTH PRESIDIO LLC 9200 block Tehama Ridge Parkway 3.14 ac. CD 7

- a. Applicant/Agent: Hugo Morales, Kimley-Horn
- b. Request: *From:* "AR" One-Family Restricted *To:* "G" Intensive Commercial

9. ZC-17-162 PB LONG TERM HOLD 1 LP, PB LONG TERM HOLD 2 LP, PB VENTANA 1 LLC
Generally bounded by Rolling Hills Drive, Benbrook city limits, Dutch Branch Creek, and Benbrook
444.13 ac. CD 3

- a. Applicant/Agent: Taylor Baird
- b. Request: *From:* "A-5" One-Family, R1 Zero Lotline/Cluster, "E" Neighborhood Commercial, "PD 50" PD/E Planned Development/Commercial; site plan waived *To:* PD/A-5 Planned Development

for all uses in "A-5" One-Family and "R1" Zero Lotline/Cluster with development standards not to exceed 30% R1 development and lot coverage not to exceed 60%; site plan waiver requested

10. ZC-17-163 J & W SAND & GRAVEL INC 11650 Mosier Valley Road 11400 - 12100 blocks
Mosier Valley Road 53.63 ac. CD 5

- a. Applicant/Agent: Pape Dawson Engr.
- b. Request: *From:* PD 183 Planned Development/Specific Use for a concrete crushing facility with development standards; site plan included *To:* Amend PD 183 to amend the site plan and allow for soil stabilization operations and asphalt collection and recycling on the west side of the creek; site plan included

11. ZC-17-164 THE ANACO GROUP 9600 Landing Way 4.51 ac. CD 7

- a. Applicant/Agent: Matthew Peterson; DBRC
- b. Request: *From:* "R2" Townhouse/Cluster *To:* "E" Neighborhood Commercial

THIS CASE HAS BEEN WITHDRAWN. NO PUBLIC HEARING WILL BE HELD.

12. ZC-17-165 TEXAS CHRISTIAN UNIVERSITY Generally bounded by W. Cantey Street,
McCart Avenue, W. Bowie Street, & S. University 40.17 ac. CD 9

- a. Applicant/Agent: Jesse Rangel
- b. Request: *From:* "B" Two-Family, C" Medium Density Multifamily, "CF" Community Facilities, "ER" Neighborhood Commercial Restricted, PD 497, PD 498, PD 674, PD 1074 Planned Developments with TCU Residential Overlay
To: "CF" Community Facilities and Amend PD 1074 Planned Development for all uses in "CF" Community Facilities with development standards for setbacks and height; site plan waiver requested/TCU Overlay

13. ZC-17-166 EMERGING PROPERTIES 1, LTD 7301 Sandshell Blvd. 6.43 ac. CD 4

- a. Applicant/Agent: Coy Quine
- b. Request: *From:* "E" Neighborhood Commercial *To:* PD/E Planned Development for all uses in "E" Neighborhood Commercial for mini warehouse site plan required for mini warehouse only; site plan included

14. ZC-17-167 FW HUNTINGTON DEVELOPMENTS, LLC 2645 Stanley and 2530 8th Ave.
1.91 ac. CD 9

- a. Applicant/Agent: Mary Nell Poole - Townsite Company
- b. Request: *From:* "I" Light Industrial; PD 822: PD/I Planned Development for all uses in "I" Light Industrial plus metal stamping, dyeing, shearing or punching; planning mill or woodworking shop, min-warehouses, and permitting motors with 50 horsepower or more; site plan waived, with TCU Residential Overlay
To: "UR" Urban Residential and "UR/TCU" Urban Residential with TCU Residential Overlay

15. ZC-17-168 BLUESTONE NATURAL RESOURCES, LLC 5040 Lake Arlington Road
24.56 ac. CD 5

- a. Applicant/Agent: Chinook MHP Texas, LLC

b. Request: *From:* CR Low Density Multifamily *To:* MH Mobile Home

16. ZC-17-169 BROWELL PROPERTIES LLC 1919 Washington 0.16 ac. CD 9

- a. Applicant/Agent: Tom Tinsley
- b. Request: *From:* "B/HC" Two-Family/ Historic and Cultural Overlay *To:* "PD/B Planned Development for "B" Two-Family for a single family detached dwelling unit only with a minimum lot size of 3,500 square feet and lot width of 35' with the Historic and Cultural Overlay/Site plan waiver requested

17. ZC-17-170 DD WHITE SETTLEMENT PROPERTY, LLC 3201 White Settlement Road 0.50 ac. CD 9

- a. Applicant/Agent: Steve Loe
- b. Request: *From:* "E" Neighborhood Commercial *To:* "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus indoor storage of automobiles; site plan included.
- c. This case will be heard by the City Council on October 17, 2017

18. ZC-17-171 ROANOKE 35/114 PARTNERS, LP 15888 Championship Parkway 15.53 ac. CD 7

- a. Applicant/Agent: Stantec Consulting Services, Inc.; Charlie Fowler Jr.
- b. Request: *From:* "K" Heavy Industrial/I-35 Overlay *To:* "D" High Density Multifamily
- c. This case will be heard by the City Council on December 5, 2017.

19. ZC-17-172 UNION GOSPEL MISSION OF TARRANT COUNTY 1401 E. Lancaster 0.62 ac. CD 8

- a. Applicant/Agent: Don Shisler
- b. Request: *From:* "PD 477" PD/SU Planned Development Specific Use for all uses in "MU-2" plus shelters, site plan required *To:* MU-2 High Intensity Mixed Use

20. ZC-17-173 FELLOWSHIP OF LOVE OUTREACH 801, 901, and 950 Bonnie Brae Ave. 1.01 ac. CD 4

- a. Applicant/Agent: Justin S. Light, Pope, Hardwicke, Christie, Schell, Kelly & Taplett, L.L.P.
- b. Request: *From:* "CF" Community Facilities *To:* "PD/E" Planned Development for all uses in "E" Neighborhood Commercial for office use excluding restaurant, retail, alcohol and gas sales, waivers to the bufferyards and setback requirements on the west and northern boundaries of the property; Screening fence required on north side; solid screening fence allowed on eastern portion of property in front yard; site plan waiver requested

21. ZC-17-175 ARLINGTON HEIGHTS UNITED METHODIST CHURCH 4217 Camp Bowie and 1805 Hillcrest Street 0.50 ac. CD 7

- a. Applicant/Agent: Walter Matyastik
- b. Request: *From:* "F" General Commercial *To:* PD/F Planned Development for all uses in "F" General Commercial with one residential unit; site plan included

22. ZC-17-176 DAVID BURSHEARS 1102 Samuels Ave. 0.23 ac. CD 9

- a. Applicant/Agent: City of Fort Worth Planning and Development
- b. Request: From: "D/DUDD" High Density Multifamily/ Downtown Urban Design District – Historic Samuels To: "MU-1/DUDD/HC" Low Intensity Mixed Use / Downtown Urban Design District – Historic Samuels and add HC Historic and Cultural Overlay

23. ZC-17-177 CITY OF FORT WORTH PLANNING & DEVELOPMENT 3603 E 4th 0.15 ac.
CD 8

- a. Applicant/Agent: City of Fort Worth Planning and Development
- b. Request: From: "B" Two-Family To: "A-5" One-Family

24. ZC-17-178 CITY OF FORT WORTH PLANNING & DEVELOPMENT 1712 Bessie St. 0.14
ac. CD 8

- a. Applicant/Agent: City of Fort Worth Planning and Development
- b. Request: From: "B" Two-Family To: "A-5" One-Family

25. ZC-17-180 CITY OF FORT WORTH PLANNING & DEVELOPMENT 221 and 513 Paradise
St. 0.30 ac. CD 8

- a. Applicant/Agent: City of Fort Worth Planning and Development
- b. Request: From: "B" Two-Family To: "A-5" One-Family

ADJOURNMENT:

ASSISTANCE AT THE PUBLIC MEETINGS:

This meeting site is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

ASISTENCIA A REUNIONES PUBLICAS:

Este sitio de reunión es accesible con silla de ruedas. Se solicita a las personas con discapacidades que planean asistir a esta reunión y que necesitan acomodaciones, ayudas auxiliares o servicios tales como intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad llamando al teléfono (817) 392-8552 o por correo electrónico a ADA@FortWorthTexas.gov por lo menos 48 horas antes de la reunión, de modo que puedan hacerse los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar las acomodaciones necesarias.

Executive Session.

A closed executive session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official website and official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time Friday, October 06, 2017 at 5:00 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.


City Secretary for the City of Fort Worth, Texas